

**Land Use Office
Borough of Naugatuck
Memorandum**

To: Mayor Bob Mezzo

Date: October 20, 2009

Re: 2009 Naugatuck Municipal Sports Field Space Needs Analysis and Plan Strategies

Dear Mayor Mezzo:

- Please find attached the Naugatuck Municipal Sports Field Space Needs Analysis and Plan Strategies. It is my hope that this document be utilized by Town Officials and sport organizations in their future decision making regarding the Borough's potential recreation and sports field's needs. The analysis and strategies provide a basis for the Borough in determining the best way to meet the needs of all our sports organizations in Naugatuck.
 - (1) All sports fields in Naugatuck are being used by a number of sports (organization) each season.
 - (2) Many fields are getting double or triple use during any given season.
 - (3) Practice fields should be provided so that game fields stay in match condition.
 - (4) Several fields should be examined in terms of their viability of either a soccer or baseball only facility.
 - (5) A synthetic field at the High School can provide for a multiple number of organizations and users.
 - (6) Open space land has been obtained from the subdivision process and can be utilized for practice purposes, but the process is slow and relies on the ability of the developer to build and sell homes.
 - (7) Approximately 42 acres of land will be required for additional field space to be able to let fields rest from play.
 - (8) There are several potential sites in Naugatuck for additional field space owned by private interests.
 - (9) There are a number of different ways the Borough can fund their purchase.
- Under any scenario, the success of this plan will depend on the Borough's ability to create a realistic capital improvements plan that is fully funded, amended as required and followed each year, based on this 2008 Naugatuck Municipal Sports Field Space Needs Analysis and its Plan Strategies.

If you have any additional questions or concerns, please contact me at your earliest convenience.

Keith D. Rosenfeld
Town Planner, Inland Wetlands Enforcement Officer

Introduction and General Plan Goals

Recreation and park systems should be established to meet total community leisure needs and should provide equal recreation opportunity to all, as far as possible. They should be based on a comprehensive and thorough inventory and evaluation of existing public, private and commercial facilities and programs, including the public schools. Their planning should reflect the needs and wishes of all citizens and should involve them in data gathering and decision-making processes.

Each recreation area should be centrally located within the area it is planned to serve and should provide safe and convenient access for all residents. Insofar as possible, facilities should be equally distributed throughout the major areas of the Borough. The design of each park or recreation facility should be handled individually to ensure that it is adapted to the needs of the specific population it serves. Beauty, functional efficiency, and encouraging physical activity are major goals of planning with convenience and economy of maintenance being important added considerations.

The Borough Board should have a long-range plan for site acquisition, in conjunction with the Plan of Conservation and Development's Future Land Use Plan to ensure that properties are acquired while still available. Every effort should be made to achieve space standards through acquisition in advance of anticipated needs, even if limited financial resources delay actual development of facilities.

Properties acquired should be held in perpetuity (protected by law from encroachment, or diversion to non-park and recreation uses) and be designed and developed to permit the fullest possible use by different groups at different times, on a year-round and around-the-clock basis.

Overall, the Borough should pursue the following long range plan goals;

- Recreation and park systems should be established to meet total community leisure needs and should provide equal recreation opportunity to all, as far as possible.
- Planning should be based on a comprehensive and thorough inventory and evaluation of existing public, private and commercial facilities and programs, including the public schools.
- Planning should reflect the needs and wishes of all citizens and should involve them in data gathering and decision-making processes.
- Each recreation area should be centrally located within the area it is planned to serve and should provide safe and convenient access for all residents. Insofar as possible, facilities should be equally distributed throughout the major areas of the Borough.
- The design of each park or recreation facility should be handled individually to ensure that it is adapted to the needs of the specific population it serves.
- Beauty, functional efficiency, and encouraging physical activity are major goals of planning with convenience and economy of maintenance being important added considerations.

- The Borough Board should have a long-range plan for site acquisition, in conjunction with the Plan of Conservation and Development's Future Land Use Plan to ensure that properties are acquired while still available.
- Every effort should be made to achieve space standards through acquisition in advance of anticipated needs, even if limited financial resources delay actual development of facilities.
- Properties acquired should be held in perpetuity (protected by law from encroachment, or diversion to non-park and recreation uses). **Naugatuck Parks and Recreation Commission's**

Mission Statement

A "Road Map" for the Future of Parks and Recreation Services

Three foundational elements of a model for Human Growth and Development are at the center of all that the Naugatuck Parks and Recreation Commission does. The Department uses this model as the foundation, or "true north", for program development and service delivery. The Parks and Recreation Master Plan serves as the "road map" for the future of parks and recreation services in Naugatuck, the primary directional reference point oriented to these primary themes:

1. Promoting Human Growth and Development (or developing the Borough's "Human Assets") by providing for Engagement, Safety, Relationships and Personal Development
2. Protecting the Borough's Green Infrastructure
3. Optimizing the Experience of Living Through People, Parks and Programs

From Naugatuck's parks and recreation system, the Borough receives significant personal, social, environmental and economic benefits. The many unique physical assets and programs of the parks and recreation system form the green and social "infrastructure" of a vital, livable community. Our river corridor and other waterways, urban forest, parks, trails, bikeways, community centers, swimming pools, sports fields, golf course, nature areas all provide places for people to gather, celebrate, learn, connect, grow, relax, renew and stay active. Great communities also provide people with access to the natural world close to where they live or work, and protect natural ecosystems.

This Parks and Recreation Master Plan should consider the many opportunities and challenges facing Naugatuck. It was developed primarily to:

- Demonstrate the many essential personal, social, environmental and economic benefits provided by Parks and Recreation Services;
- Establish policies to guide decision making by Borough staff and officials regarding Parks and Recreation Services; and,
- Chart the growth, direction, priorities and agenda for the Department.

As this plan is put into place, our residents and visitors should expect many noticeable and positive results, contingent on the availability of resources. The Borough will need the

support of business, resident and worker populations to secure these resources and therefore a bright future for Parks and Recreation Services and Naugatuck's quality of life.

“The mission of the Naugatuck Parks and recreation Commission is to enhance the quality of life by ensuring diverse recreational opportunities for citizens of all ages and providing the highest quality staff, service, facilities, parks and programs.”

1. By advancing parks and recreation efforts and enhance the quality of life for the community of Naugatuck.
2. By focusing on providing programs for both active and passive recreation and leisure.
3. By serving as instructor, facilitator, and partner to the greatest extent possible, as a means of maximizing its own resources and garnering increasing citizen involvement in all aspects of recreation.
4. By working closely with members of the public and business community to provide healthy, safe and aesthetically pleasing recreation environments with opportunities for physical, spiritual, intellectual and cultural growth.
5. By maintaining the flexibility needed to meet the changing needs and tastes of the community, while finding creative ways to deliver recreation programs and facilities that are affordable to the residents of Naugatuck.

2009 Naugatuck Municipal Sports Field Space Needs Analysis and Plan Strategies

What fields do each sport (organization) use for each season?

<u>Sport/Organization</u>	<u>Field Used</u>	<u>Sport</u>	<u>Season</u>
<u>Peter J. Foley Little League</u>	Fairchild N	Softball	Spring
	Fairchild S	Baseball	Spring
	Legion Field	Baseball/Softball	Spring
	PJ Foley Field	Baseball	Spring
<u>Union City Little League</u>	St Francis Field	Baseball/Softball	Spring
	Breen SS Field	Baseball/Softball	Spring
	Cotton Hollow	Baseball	Spring
	NHS Softball Field	Softball	Spring
	UCLL Field	Baseball	Spring
	UCLL Field	Softball	Spring
<u>Naugatuck Youth Soccer</u>	Maple Hill Field	Soccer/Games	Spring/Fall
	City Hill Field	Soccer/Games	Spring/Fall
	Breen N Field	Soccer/Games	Spring/Fall
	Breen SS Field	Soccer/Games	Spring/Fall
	Rotary Field	Soccer/Games	Spring/Fall
	Linden Park	Soccer/Practice	Spring/Fall
	Western	Soccer/Practice	Spring/Fall
	Cross Street	Soccer/Practice	Spring/Fall
<u>Babe Ruth League</u>	Rotary Field	Baseball	Spring/Summer
<u>Senior Legion</u>	NHS Baseball Field	Baseball	Summer

Junior Legion
Senior Babe Ruth
Over 20 Baseball League
Over 19 Baseball League

<u>Pop Warner Football League</u>	Rotary Field	Football/Games	Fall
	NHS Football Field	Football/Games	Fall
	St Francis Field	Football/Practice	Fall
	Hop Brook Field	Football/ Practice	Fall
	Legion Field	Football/ Practice	Fall
	NHS Practice Field	Football/ Practice	Fall
<u>Twilight League</u>	Breen N Field	Softball	Spring/Summer/Fall
<u>Church League</u>	Cotton Hollow	Softball	Spring
<u>Sunday Morning League</u>			

What fields are getting double or triple use during any given season?

- **Breen North Field** Users: Naugatuck Youth Soccer, Twilight League, Church League, Sunday Morning League
- **Breen South South Field** Users: Union City Little League, Naugatuck Youth Soccer
- **Rotary Field** Users: Naugatuck Youth Soccer, Babe Ruth League, Pop Warner Football League
- **Cotton Hollow Field** Users: Church League, Sunday Morning League, Union City Little League
- **Legion Field** Users: Peter J. Foley Little League, Pop Warner Football League

Can we provide practice fields so that game fields stay in match condition?

No; Not at the present time under a non-action scenario.

Yes; In the **short term**, the Borough should start and/or complete the following activities:

1. **City Hill School** Provide lighting to allow for greater usage.
2. **Maple Hill School** Provide improvements to field behind school.
3. **Hop Brook School** Construct netted wall to catch errant golf balls.

Yes; In the **long term**, with additional Capital Improvements specific to each property, Open Spaces accepted by the Planning Commission may be utilized for practice purposes, once they are prepared (rough graded, loamed and seeded) as required and properly transferred to the Borough. They are as follows:

Fawn Meadow Open Space
Mulberry Street 1.2 Acres

Approved by PC	Yes
Recorded in Land Records	Yes
Accepted by Borough Board	Yes
Required Lots Developed	Yes
Graded, Loamed, Seeded	Yes
Transferred to Borough	Yes

Apple Hill Estates Open Space
Osborn Road 7.31 Acres

Approved by PC	Yes
Recorded in Land Records	Yes
Accepted by Borough Board	No
Required Lots Developed	No
Graded, Loamed, Seeded	No
Transferred to Borough	No

Country Farms Estates Open Space
Rubber Avenue Ext 8.89 Acres

Approved by PC	Yes
Recorded in Land Records	No
Accepted by Borough Board	No
Required Lots Developed	No
Graded, Loamed, Seeded	No
Transferred to Borough	No

Huntington Hills 2 Open Space
Andrew Mountn. Rd 51 Acres

Approved by PC	In Court
Recorded in Land Records	No
Accepted by Borough Board	No
Required Lots Developed	No
Graded, Loamed, Seeded	No
Transferred to Borough	No

How can we provide for sport specific fields?

By developing plans, designs and funding mechanisms for the following proposals:

- | | |
|---|--------------------------|
| • Breen Field North (Rotary Field) | Create baseball complex. |
| • Linden Park | Create soccer complex. |
| • Cross Street School | Create soccer complex. |

How can we provide for multi-sport fields?

- **Naugatuck High School**

Possible location for a synthetic turf field

 - While the cost of installing a synthetic field is greater than a natural grass field, the maintenance costs are greatly reduced with synthetic turf.
 - Synthetic fields can be used in inclement weather without being damaged.
 - Studies show one can use a synthetic field at least three times the amount of a natural grass field.

How much field inventory do we need to be able to let fields rest from play and what land needs to be acquired to meet our needs?

- The fields needed would supplement the Borough's existing fields, not replace them.
- Each athletic field requires certain acreage. Part of this calculation must include the acres per field, the minimum parking area required and an area dedicated toward open space that can act as a buffer to its neighboring uses.
- **Peter J. Foley Little League** (1) LL Baseball Field
- **Union City Little League** (1) LL Baseball Field
(1) LL Softball Field
12 Acres Required
- **Naugatuck Youth Soccer** (1) Lighted Soccer Field/Games
(1) Lighted Soccer Field/Practice
(2) Soccer Field/Games
(2) Soccer Field/Practice
12 Acres Required
- **Senior Legion** (1) Full Sized Baseball Field
5 Acres Required
- **Pop Warner** (1) Full Sized Football Field/Games
(1) Full Sized Football Field/Practice
8 Acres Required
- **Twilight League** (1) Lighted Full Sized Softball Field
5 Acres Required

>Approximately 42 acres of land will be required for this additional field space.<

Where are potential sites for acquisition ? (See attached Assessor's Office Field Cards)

- **May Street** 50 Acres
- **May Street** 3.89 Acres
- **May Street** 3.45 Acres
- **Mulberry Street** 30.66 Acres
- **New Haven Road** 20.2 Acres

How can we fund their purchase?

1. Traditional financing methods for the operation and capital development of parks and recreational fields include general obligation bonds, revenue bonds, federal and state grants, special tax levies, donations and gifts.

2. In response to fiscal pressures, many municipal recreation departments have implemented user and rental fees, formed public-private partnerships, looked for additional dollars from non-profit and sports associations, formed enterprise funds and developed friends organizations and foundations.
3. The Small Town Economic Assistance Program (STEAP) funds economic development, community conservation and quality of life projects for localities those are ineligible to receive Urban Action (CGS Section 4-66c) bonds. Projects eligible for STEAP funds include recreation projects.
4. Some municipalities are weighing a policy that would sell the naming rights to some of its municipal parks and fields. (Just a thought!)
5. Local state senators and representatives should work to commit new state bonding for a new athletic field in Naugatuck and have these requests placed on the State Bond Commission's next agenda, to be included in the state's biennial bond package.
6. See attached worksheet to prioritize the proposed projects.

What fields do each sport (organization) use for each season?

<u>Sport/Organization</u> <u>Season</u>	<u>Field Used</u>	<u>Sport</u>
<u>Peter J. Foley Little League</u>	Fairchild N	Softball
Spring		Fairchild S
Baseball	Spring	
	Legion Field	Baseball/Softball
Spring		
	PJ Foley Field	Baseball
Spring		
<u>Union City Little League</u>	St Francis Field	Baseball/Softball
Spring		
	Breen SS Field	Baseball/Softball
Spring		Cotton Hollow
Baseball	Spring	
	NHS Softball Field	Softball
Spring		
	UCLL Field	Baseball
Spring		
	UCLL Field	Softball
Spring		
<u>Naugatuck Youth Soccer</u>	Maple Hill Field	Soccer/Games
Spring/Fall		
	City Hill Field	Soccer/Games
Spring/Fall		
	Breen N Field	Soccer/Games
Spring/Fall	(
	Breen SS Field	Soccer/Games
Spring/Fall		

Spring/Fall	Rotary Field	Soccer/Games
Spring/Fall	Linden Park	Soccer/Practice
Spring/Fall	Western	Soccer/Practice
Spring/Fall	Cross Street	Soccer/Practice
<u>Babe Ruth League</u> Spring/Summer	Rotary Field	Baseball
<u>Senior Legion</u> Summer	NHS Baseball Field	Baseball
<u>Junior Legion</u>		
<u>Senior Babe Ruth</u>		
<u>Over 20 Baseball League</u>		
<u>Over 19 Baseball League</u>		
<u>Pop Warner Football League</u> Fall	Rotary Field	Football/Games
Fall	NHS Football Field	Football/Games
Fall	St Francis Field	Football/Practice
Fall	Hop Brook Field	Football/ Practice
Fall	Legion Field	Football/ Practice
Fall	NHS Practice Field	Football/ Practice
<u>Twilight League</u> Spring/Summer/Fall	Breen N Field	Softball
<u>Church League</u> Spring	Cotton Hollow	Softball
<u>Sunday Morning League</u>		

2008 Naugatuck Municipal Sports Field Space Needs Analysis and Plan Strategies
WORKSHEET

<u>NAME</u>	<u>CURRENT or PROPOSED USE</u>	<u>LEAD AGENCY</u>	<u>PROPOSED IMPROVEMENTS</u>	<u>Priority/ Funding Year</u>	<u>Possible Funding Sources</u>
• Linden Park	Soccer, NYS	Parks Department	Renaissance Linkage? Investigate Soccer Field Complex	—	—
• Guntown Road Park	Open Space /Conservation Area	Parks Department, Street Dept. Engineering, Wetlands	Create Passive Open Space	—	—
• Breen Field North	Softball, Soccer, NYS, Church L, Su ML, Su WL, Su L	Parks Department	Investigate Seating, Concessions, Parking Improvements	—	—
• Rotary Field	Baseball, Soccer, Football, NYS, Babe Ruth, PW Football	Parks Department, Rotary Club	Renaissance Linkage? Investigate Baseball Complex	—	—
• Naugatuck HS	Baseball, Softball, Football, NHS B Baseball, NHS Football, NHS G Softball	Parks Department, BOE	Improve track surface Possible site for a synthetic turf field	—	—
• City Hill School	Soccer, NYS	Parks Department, BOE	Add lighting	—	—
• Cross Street School	Soccer, NYS	Parks Department, BOE	Topsoil/Seed Field Investigate Soccer Field Complex	—	—
• Hop Brook School	Football	Parks Department, BOE	Investigate Construction of Netting Barrier	—	—
• Maple Hill School	Soccer, NYS	Parks Department BOE	Provide improvements to field behind school	—	—